

**ECONOMIC DEVELOPMENT TOOLS**  
**CITY COUNCIL WORKSHOP MEETING**  
**FEBRUARY 20, 2010**

## **ECONOMIC DEVELOPMENT TOOLS**

### **SECTIONS:**

1. 4B Sales Tax
2. Tax Increment Financing (TIF)
3. City Venue Project Tax
4. Additional Hotel Occupancy Tax (HOT)
5. Property Tax Abatement
6. County Development District Tax
7. Public Improvement Districts (PID)
8. Municipal Management districts
9. Municipal Development Districts
10. Neighborhood Empowerment Zones
11. County Assistance District
12. Job Training
13. Crime Control District (Chapter 363)
14. Sales Tax Return
15. Fee Waivers, Site Search Assistance, Fast Track Permitting
16. Triple Freeport

## **SECTION 1 4B SALES TAX**

Authorized by voters of the City of Leon Valley on November 4, 2008. Tax collection began April 1, 2009.

Authorized Projects:

### **PROPOSITION**

"The adoption of a Section 4B sales and use tax to support quality of life improvements and economic development projects at the rate of one-eighth of one percent (\$0.0125) to undertake projects as described in Section 2(11) and Section 4B of Article 5190.6 of the Texas Revised Civil Statutes, as amended from time to time, including, but not limited to, projects that the Leon Valley Economic Development Corporation determines will promote new or expanded business enterprises that create or retain primary jobs; primary job training facilities for use by institutions of higher education; projects related to public parks, park facilities and events, and open space improvements; projects related to convention, tourist, and exhibition facilities; projects related to museums and related stores, restaurant, concession, and automobile parking facilities; projects related to research and development facilities; related area transportation facilities; projects related to public safety facilities and related improvements; projects related to demolition of existing structures; and projects related to targeted infrastructure and any other improvements, expenditures, or facilities that are related to any of the above-described projects; and the maintenance and operations expenses for any of the above-described projects; and including, but not limited to, the following projects to be considered by the Leon Valley Economic Development Corporation:

Strengthen the Leon Valley business district, including retaining existing businesses and attracting new businesses and redeveloping existing business centers;

Beautify the Leon Valley business district through landscaping, lighting, signage and other methods; and

Develop a more sustainable quality of life by implementing the American Institute of Architects plan, including park development, energy conservation for the benefit of business enterprises in the community, historic preservation, hike and bike trails, mass transit and other means."

**BY A VOTE OF 3200 FOR THE PROPOSITION AND 1006 AGAINST THE PROPOSITION.**

Board Can:

1. Make loans to eligible recipients
2. Make grants to eligible recipients
3. Provide store front renovation grants
4. Buy buildings/land for eligible recipients
5. Provide rent to eligible recipients
6. Build electrical, water lines, sewer lines, utilities, roads and access to eligible recipients
7. Provide any legal assistance to eligible recipients that provide jobs and tax base to Leon Valley

## SECTION 2 TAX INCREMENT FINANCING (TIF)

“Tax increment financing is a tool that local government can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the Texas Tax Code.

The cost of improvements to the area is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Tax increment financing may be initiated only by a city or county. If a property is located outside of the city limits (within the city’s extraterritorial jurisdiction or beyond), it is not eligible for tax increment financing unless annexed into the city. Once a city or county has begun the process of establishing a tax increment financing reinvestment zone, counties, school districts and special districts are allowed to consider participating in the tax increment financing agreement”.

### Initiating Process

Two ways:

1. Petition of property owners
2. Initiation by governing body by ordinance

Area must be “Impediment to City’s Growth” – and “Constitute an Economic Liability”

- Must not have more than 10% residential program
- Less than 15% of Total city appraised value in zone

### Steps

1. Plan to include improvements, time frame, tax revenues, impact and zone. City prepares Reinvestment Zone Financing Plan – copies sent to each taxing entity on zone.
2. 60 day written notice of intent to other taxing entities
3. Meet with affected taxing units to discuss project and financing plans. Discussions must include:
  - Boundaries
  - Proposed development
  - Increment to be contributed by each entity
  - Taxing unit tax retention
  - Board of Directors for zone
  - Tax Collection within the zone
4. Formal presentation by City to governing body of each taxing unit involved. City must identify projects costs – Public improvements, new building, existing structure, utilities, street listing, walkways, parking, parks and educational facilities.

5. City must hold public hearing on creation of zone. City must identify benefits of the zone.
6. City adopts the zone by ordinance. Mandatory provisions in ordinance:
  - a. Description of Boundaries
  - b. Board of Directors (Up to 15 members, voters, one from each taxing entity)
  - c. Zone termination date (Up to 20years)
  - d. Zone name
  - e. Establish Zone fund
  - f. Findings of enhancing taxable property
7. Board must prepare a "Project Plan" and a "Financing Plan". Maps zoning, project costs list, relocation plan (if needed) and a item list of requirements  
  
City Council must approve the plans by ordinance.  
Plans must be delivered to Secretary of State.
8. Other taxing entities contract regarding their percentage of participation in the fund.
9. Zone Board must make recommendations to the governing body on the implementation of the TIF. (Board has all the power of a local government.)

Annual Report must be made to each taxing entity

### SECTION 3 CITY VENUE PROJECT TAX

“During the 1997 Session, the Texas Legislature passed House Bill 92, the sports and community venue project legislation. It has been suggested that the original intent of this legislation was to provide cities and counties with great authority to finance the construction of stadium facilities for professional sports team. However, as finally enacted, the bill provides cities and counties with broad authority to finance a wide array of economic development projects, in addition to the construction of sports stadiums. Cities and counties may choose to propose a venue project tax if they are interested in diversifying the sources of revenue they have to promote a specific economic development project. The venue project revenue sources that can be adopted included a sales tax, a hotel occupancy tax, a short-term motor vehicle rental tax, and event parking tax, an event admissions tax and a venue facility use tax. Additionally, the venue sales tax can be proposed in certain limited cases even if the city is already at its maximum sales tax rate; in this circumstance, the legislation allows the voters to approve an automatic reduction of another existing sales tax to make room for the venue tax. Before a local government may use any of the taxes authorized by House Bill 92, **both the tax and the venue project on which it will be spent must be approved by the voters.** The proceeds from such a tax may be spent only on the approved venue project.

The sports and community venue legislation added Chapter 334 and Chapter 335 to the Local Government Code and Section 321.508 to the Tax Code. Within these provisions, cities and counties are authorized to propose at an election both the approval of certain public projects and the revenue sources that would fund those projects. A city or county may undertake a venue project under Chapter 334 only if it receives approval of the project and its financing at such election. At this election, the city or county must specifically indicate which of six different taxes or fees it will use to pay for the costs of the project.

Alternatively, two or more cities, two or more counties, or a combination of cities and counties may create a “sports and community venue district” under Chapter 335 of the Local Government Code. Subject to voter approval, such a district may carry out the same type of projects and propose the same financing methods as an individual city or county could under Chapter 334.

Finally, Section 321.508 of the Tax Code allows a city to call an election on the dedication of up to 25 percent of its existing sales tax to pay off debt issued to finance one or more economic development projects located in the city.”

#### **Projects:**

1. Arena, coliseum
2. Convention center or related improvements (hotels auditoriums, theaters, opera halls, exhibition halls, parks, zoos, museums, plazas).
3. Tourist development along in land under way
4. Parks and recreation system
5. Specific economic development project
6. Watershed protection project.

#### **Procedure:**

1. Approval from comptroller's office.
2. Approval from VIA
3. Hold election (vote for project and financing).

Two percent (2%) sales tax maximum local cap.

## **SECTION 4    ADDITIONAL HOTEL OCCUPANCY TAX**

“In order to fund a venue project within its boundaries, a city (by ordinance) or a county by order) may impose an additional hotel occupancy tax of up to two percent (2%) on the use of a hotel room. In 2003, the Texas Legislature authorized Dallas County to impose an additional hotel occupancy tax up to three percent (3%) of the price paid for a room in a hotel. This additional hotel occupancy tax must be approved at an election held in accordance with the rules of Chapter 334, and the ballot language must specify the maximum rate of the tax being adopted. It is also important to note that the additional local hotel occupancy tax may not be imposed to fund a venue project that is an area or facility that is a part of a municipal parks and recreation system or certain Section 4A or Section 4B Economic Development projects. Nor may the hotel occupancy tax be imposed to finance a watershed protection and preservation project, recharge protection project, conservation easement or open space preservation program. Nonetheless, in a specific legislative exemption, hotel occupancy tax revenue may be used by the city of Grand Prairie for a convention center facility or related infrastructure to be constructed on certain park property acquired by purchase or lease.

In 2005, the Legislature adopted Senate Bill 1730, which allows the voters to set aside ad valorem (property) tax revenue when the additional hotel occupancy tax has been approved. See the section below on General Powers and Duties for further explanation.

### **Application of the Additional Hotel Occupancy Tax**

If approved by the voters, the Chapter 334 hotel tax is in addition to any local hotel occupancy tax that the city or county may impose under Chapter 351 or 352 or the Texas Tax Code. The rate of a hotel tax imposed under Chapter 334 may be set at any percentage that was approved by the voters but generally may not exceed two percent (2%) of the price of a hotel room. Again, the Texas Legislature authorized Dallas County to impose a three percent (3%) rate with voter approval.”

## **SECTION 5      PROPERTY TAX ABATEMENT**

Local governments often use tax abatement to attract new industry and commercial enterprises and to encourage the retention and development of existing businesses. More than 700 tax abatement agreements have been executed by Texas local governments since the early 1980s. These agreements are credited with producing many new or retained jobs. In 2001, the Texas Legislature reauthorized local governments to continue using property tax abatements until September 1, 2009. The statutes governing tax abatement are located in Chapter 312 of the Texas Tax Code.

Incorporated cities, counties and special districts are allowed to enter into tax abatement agreements. However, most school districts may not enter into tax abatement agreements under chapter 312 of the Texas Tax Code. A school district's ability to limit appraised values on certain property is found in the Texas Economic Development Act, Chapter 313 of the Tax Code.

Whether a city or a county may initiate a tax abatement agreement depends upon the location of the property that would be subject to the tax abatement. If the property subject to abatement is located within the city limits, the city would be the lead party in the tax abatement. If the property to be abated is located within the extraterritorial jurisdiction (ETJ) of the city, either the city or the county may serve as the lead party. If the property is located outside the city's boundaries and outside the city's extraterritorial jurisdiction, the county must serve as the lead party for tax abatement.

### **Six Steps:**

1. Each taxing entity must adopt a resolution of intent to participate.
2. Each taxing entity must adopt abatement guidelines.
3. Hold public hearings; designate the "reinvestment zone."
4. Seven days prior to adoption, City must deliver the proposed tax abatement agreement to all other taxing entities.
5. Agreement is adopted by City Council.
6. All other entities may or may not enter agreement.



## **SECTION 6 COUNTY DEVELOPMENT DISTRICTS**

Equivalent to a 4B Board and tax for the County; not eligible in Bexar County.

## **SECTION 7 PUBLIC IMPROVEMENT DISTRICTS (PID)**

Cities and counties often need to make certain improvements to their infrastructure to facilitate economic growth within an area. New businesses may choose not to locate where there are inadequate streets, substandard utility services, or other public facilities or services that are inferior. It is also difficult for existing businesses to prosper in areas that have poor public infrastructure. Texas law provides a number of ways to finance needed public improvements, including the use of special assessments. Public Improvements Districts (PIDs) offer cities and counties a means for undertaking such projects.

The Public Improvement District Assessment Act allows any city to levy and collect special assessments on property that is within the city or within the city's extraterritorial jurisdiction (ETJ). Further, counties may levy and collect special assessments on property located within the county unless within 30 days of a county's action to approve the public improvements district, a home rule city objects to its establishments within the home rule city's corporate limits or ETJ. The statute authorizing the creation of PIDs is found in Chapter 372 of the Local Government Code.

The public improvements district may be formed to accomplish any of the following improvements:

1. Water, wastewater, health, and sanitation, or drainage improvements (including acquisition, construction, or improvements of water, wastewater or drainage improvements);
2. Street and sidewalk improvements (acquiring, constructing, improving, widening, narrowing, closing or rerouting sidewalks, streets or any other roadways or their rights-of-way);
3. Mass transit improvements (acquisition, construction, improvement or rerouting of mass transportation facilities);
4. Parking improvements (acquisition, construction or improvement of off-street parking facilities);
5. Library improvements (acquisition, construction or improvement of libraries);
6. Park, recreation and cultural improvements (the established or improvement of parks);
7. Landscaping and other aesthetic improvements (erection of fountains, distinctive lighting and signs);
8. Art installation (acquisition and installation of pieces of art);
9. Creation of pedestrian malls (construction or improvement of pedestrian malls);
10. Similar improvements (projects similar to those listed above);
11. Supplemental safety services for the improvement of the district, including public safety and security services; or
12. Supplemental business-related services for the improvement of the district, including advertising and business recruitment and development.

### **Steps**

1. The governing body or a group of the affected property owners must initiate a petition that calls for a defined area of the city or county to be declared a public improvement district.
2. Council appoints an advisory board to develop an improvement plan for the PID (50% of taxable property owners).

3. Public hearing on the improvement plan.
4. Council adopts resolution authorizing a PID.
5. Construction may begin after 20 days.
6. Five-year on-going service plan must be developed.
7. Notice of hearing on assessment roll.
8. Council adopts special assessment on the property in the PID.
9. Council may make additional assessment on property in the PID.

## **SECTION 8    MUNICIPAL MANAGEMENT DISTRICTS**

Municipal management districts are relatively new statutory vehicles that allow commercial property owners to enhance a defined business area. The districts, also called downtown management districts, are created within an existing commercial area to finance facilities, infrastructure and services beyond those already provided by individual property owners or by the municipality. The improvements may be paid for by a combination of self-imposed property taxes, special assessments and impact fees, or by other charges against property owners within the district. The creation of such a district is created to supplement, not to supplant, the municipal services available to the area. A number of Texas cities have used municipal management districts to provide much-needed funding to enhance the economic vitality of the business centers within the municipality. The general statutes governing municipal management districts are located in Chapter 375 of the Local Government Code, although many districts are also subject to statutes specific to each district in subchapters within Chapter 376. An area is eligible for designation as a municipal management district if it is devoted primarily to commercial development or business activity. A district may include the extraterritorial jurisdiction of a city, if the city has a population of at least 25,000 and if the area has an assessed valuation of \$500 million or more according to the appraisal district. A municipal management district is considered a governmental agency and a political subdivision of the state.

The creation of a municipal management District within an eligible commercial area involves five steps.

1. The owners of a majority of the assessed value of the real property in the proposed district, or 50 persons who own real property in the proposed district, must sign a petition asking for the creation of a district.
2. TCEQ sets date to consider petition.
3. Notice must be sent to each property owner in the proposed district, who did not sign petition.
4. TCEQ holds hearing and appoints Board (9-30 Directors)
5. TCEQ approves petition, and Board appoints officers.

## SECTION 9 MUNICIPAL DEVELOPMENT DISTRICT

“In 2005, the Texas Legislature passed legislation enabling all cities to establish municipal development districts, which are governed by chapter 377 of the Texas Local Government Code. Prior to this, only cities which were located in two neighboring counties could take advantage of chapter 377. These districts are financed through an additional sales tax approved by the city’s voters, a tax which is similar to the economic development sales tax discussed in chapter 1 of this handbook.

### Creation of a Municipal Development District

A municipality may create a Municipal Development District comprising all or part of its city limits, all or part of its extraterritorial jurisdiction (ETJ), or any combination of all or part of these areas. To create a district, a city must call an election through an order that defines the proposed boundaries of the district. The ballot at this election must be printed to allow voting for or against the following proposition:

**“Authorizing the creation of the \_\_\_\_\_ Municipal Development *District* (*insert name of district*) and the imposition of a sales and use tax at the rate of \_\_\_\_\_ of one percent (*insert one-eighth, one-fourth, three-eighths, or one-half, as appropriate*) for the purpose of financing development projects beneficial to the district.**

In the order calling the election, the city may provide that the district boundaries will automatically conform to future changes in the city’s boundaries, as when increased through annexation, and also to future changes in the city’s ETJ, through annexation and population growth. If the voters turn down creation of the district, a subsequent election to establish a district may not be held within a year of the first election.

### Sales Tax

Chapter 323 of the Texas Tax Code generally governs the specifics of assessing and administering the tax. The district may not impose a sales and use tax that would result in a combined local tax rate of more than two percent in any location in the district. The sales tax rate adopted must be one-eighth, one fourth, three-eighths, or one half of one percent. The rate may be changed at a subsequent election.

The ballot at this election must be printed to allow voting for or against the following proposition:

**“The adoption of a sales and use tax at the rate of \_\_\_\_\_ of one percent (*insert one-fourth, three-eighths, or one-half, as appropriate*).**

The adoption of the tax or a change in its rate takes effect on the first day of the first calendar quarter occurring after the expiration of the first complete quarter occurring after the date the Texas Comptroller receives notice of the election’s results.

### Rights and Powers of the District and its Board

The district must establish a development project fund, which may have separate accounts within the fund. The district must deposit the sales tax proceeds and all revenue from the sale of bonds or other obligations into the fund. The money in the fund may be used to pay costs associated with development projects in the district, including maintenance and operation costs, as well as to pay costs relating to bonds or other obligations. A development project may consist of a 4B project as defined by section 4B of the Development Corporation Act, article 5190.6 of the Texas Revised Civil Statutes; it may also mean a convention center facility or related improvements, including parking facilities and civic center hotels.

The district may accept grants or loans; buy, sell, and lease property; employ necessary personnel; enter into contracts with public and private parties; and adopt rules to govern its operation. It may not levy an ad valorem tax. It may issue bonds or other obligations to pay the costs of a development project after approval by the Texas Attorney General. The district is a political subdivision of Texas as well as the creating municipality; the district is subject to the Open Meetings Act and the Public Information Act.

A district is governed by a board of at least four directors, although it would be best to have an odd number of directors to prevent tie votes. The board is appointed by the city council of the city that created the district. Directors serve staggered two-year terms, so the initial terms must have about half the directors serving two-year terms and about half serving one- or three-year terms. Directors may be removed by the city council without cause. Directors must reside in the city or its ETJ. An employee or officer of the city or member of the city council may serve as a director, but this person may not have a personal interest in a contract executed by the district. Board members are not compensated but may be reimbursed for actual and necessary expenses. Board meetings must be in the city that created the district, not in the ETJ or elsewhere.

Finally, the district's sales tax may be repeated by an election called by the city council of the city that created the district. (The statute does not contain any provision for calling an election through petition of voters in the district.) The ballot at this election must be printed to allow voting for or against the following proposition.

## **SECTION 10 – NEIGHBORHOOD EMPOWERMENT ZONES**

### **Creation of a Neighborhood Empowerment Zone**

A city is authorized to create more than one Neighborhood Empowerment Zone. Further, an area may be included in more than one Neighborhood Empowerment Zone.<sup>1045</sup>

To establish a Neighborhood Empowerment Zone, a city council must adopt a resolution containing the following:

- 1) A determination that the Neighborhood Empowerment Zone will:
  - a) Promote the creation of affordable housing, including manufactured housing within the zone;
  - b) Increase economic development within the zone;
  - c) Increase the quality of social services, education or public safety provided to residents within the zone; or
  - d) Promote the rehabilitation of affordable housing within the zone;
- 2) A legal description that sufficiently describes the boundaries of the zone;
- 3) A finding by the city council that the creation of the zone benefits and is for the public purpose of increasing the public health, safety and welfare of the persons within the city; and
- 4) A finding by the city council that the zone satisfies the requirements contained in Section 312.202 of the Tax Code. This section lists the criteria to create a tax abatement reinvestment zone. To be designated a Neighborhood Empowerment Zone, the area must either be:
  - a) An area whose present condition substantially arrests or impairs the city's growth, retards the provision of housing, or constitutes an economic or social liability to the public health, safety, morals or welfare because of one or more of the following conditions: a substantial number of substandard or deteriorating structures, inadequate sidewalks or street layout, faulty lot layouts, unsanitary or unsafe conditions, a tax or special assessment delinquency that exceeds the fair market value of the land, defective or unusual conditions of title, or conditions that endanger life or property by fire or other cause;
  - b) An area that is predominately open, and because of obsolete platting, deteriorating structures or other factors, substantially impairs or arrests the growth of the city;
  - c) An area that is in a federally assisted new community located in a home rule city or in the area immediately adjacent to a federally assisted new community in a home rule city;
  - d) Entirely in an area that meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5318); or
  - e) Reasonably likely as a result of the designation as a Neighborhood Empowerment Zone to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the city.

### **Municipal Powers Within the Zone**

Creation of a Neighborhood Empowerment Zone vests a city with various development powers within the designated area. These powers include:

**Building Fee Waiver:** The power to waive or adopt fees related to the construction of buildings in the zone, including impact fees and fees for the inspection of buildings;

**Municipal Sales Tax Refunds:** For the purpose of benefitting the zone, the power to enter into municipal sales tax refund agreements. These agreements may be for a term not to exceed 10 years, and apply to municipal sales taxes on sales made within the zone;

**Property Tax Abatement:** The power to enter into agreements abating municipal property taxes on property in the zone, subject to the 10-year duration limit for tax abatement agreements under Section 312.204 of the Tax Code; and

**Environmental Goals:** The power to set baseline performance standards, such as the Energy Star Program as developed by the Department of Energy, to encourage the use of alternative building materials that address concerns relating to the environment or to the building costs, maintenance or energy consumption



## **SECTION 11     COUNTY ASSISTANCE DISTRICTS**

For Counties of less than 45,000 in population.

**TEXAS WORKFORCE COMMISSION – JOB TRAINING**

The Skills Development Fund is Texas' premier job–training program providing training dollars for Texas businesses and workers. Administered by the Texas Workforce Commission, success is achieved through collaboration among businesses, public Community and Technical colleges, Local Workforce Development Boards and economic development partners.

For the next two fiscal years (September 1, 2009 – August 31, 2011), TWC has \$90 million in Skills Development Funds to support high quality, customized job training projects across the state. Grants for a single business may be limited to \$500,000.

**How does it work?**

A business, consortium of businesses, or trade union identifies a training need, and then partners with a public Community or Technical college to fill its specific needs. Businesses work with college partners to submit proposals, develop curricula and conduct training. The Skills Development Fund pays for the training, the college administers the grant, and businesses create new jobs and improve the skills of their current workers.

**How does TWC help?**

TWC provides access to a team of highly skilled professionals who provide technical assistance, at no charge, to help streamline the development of projects and proposals. Our team is available to work directly with employers, colleges, Local Workforce Development Boards and economic development partners throughout the life of the project to ensure employers are getting the training their workers need.

The Workforce Business Services Outreach & Customer Support Team will:

- Provide technical assistance
- Advise and assist partners with developing quality proposals
- Review "draft" proposals prior to formal submission

**Project developers are highly encouraged to take advantage of technical assistance prior to final proposal submission.**

Please contact the Workforce Business Services Outreach & Customer Support team today toll-free at (877) 463-1777 or [Skills@twc.state.tx.us](mailto:Skills@twc.state.tx.us) to discuss your project.

## **SECTION 13      CRIME CONTROL DISTRICTS**

Cities in Texas can create a Crime Control and Prevention District by vote of the citizens.

The City Council must call for the election authorizing the sales tax increase and appointing a seven member Board to administer the funds.

The District helps finance the crime control and crime prevention programs for the City, including costs for:

- Police personnel
- Vehicles
- Specialized Equipment
- New Police Station
- Any Crime Reduction Program  
    (Graffiti Abatement, etc.)

## **SECTION 14      SALES TAX RETURN**

The City of Leon Valley can consider the refund of any portion of the sales tax applicable to sales made by desired retail establishments in designated neighborhood empowerment zone.

## **SECTION 15      FEE WAIVERS, SITE SEARCH ASSISTANCE, FAST TRACK PERMITTING**

The City of Leon Valley can consider paying all or part of any necessary permitting, building, inspection, impact fee, or any other fees associated with expanding existing businesses in Leon Valley or bringing a new business into Leon Valley.

The LVEDC can maintain an inventory of available retail/commercial and industrial sites in Leon Valley. The LVEDC should respond to site and space inquiries within a 24-hour period.

The LVEDC could facilitate a fast-track permitting process within the City of Leon Valley for economic development projects.

## **SECTION 16      TRIPLE FREEPORT EQUIVALENCY**

Under Section 380 of the Local Texas Government Code, the City may grant rebates to a business to equal up to 100% of the value of the taxed Freeport inventory. Businesses must first qualify for Freeport through the Bexar Appraisal District and the Northside Independent School District (NISD).